

170.B

0001

0411.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

596,600 / 596,600

USE VALUE:

596,600 / 596,600

ASSESSED:

596,600 / 596,600

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 88 | | PARK AVE, ARLINGTON |

OWNERSHIP

| | |
|---------|-----|
| Unit #: | 411 |
|---------|-----|

Owner 1: MARASIGAN MANUEL A

Owner 2: CRUZ SOL CRISOLITO

Owner 3:

Street 1: 88 PARK AVE #411

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: STILLA ROSE M/TRUSTEE -

Owner 2: STILLA REALTY TRUST -

Street 1: 88 PARK AVE #411

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1984, having primarily Brick Exterior and 1420 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

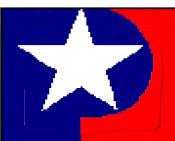
| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z | B3 | VILLAGE B | | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 102 | Condo | | 0 | Sq. Ft. | Site | | | 0 | 0. | 0.00 | 6044 | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 102 | 0.000 | 596,600 | | | 596,600 | | 143945 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 05/23/18 |



Patriot
Properties Inc.

USER DEFINED

| | |
|----------------|--------|
| Prior Id # 1: | 143945 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022 | 102 | FV | 596,600 | 0 | . | . | 596,600 | | Year end | 12/23/2021 |
| 2021 | 102 | FV | 588,300 | 0 | . | . | 588,300 | | Year End Roll | 12/10/2020 |
| 2020 | 102 | FV | 571,600 | 0 | . | . | 571,600 | 571,600 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 563,700 | 0 | . | . | 563,700 | 563,700 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 453,200 | 0 | . | . | 453,200 | 453,200 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 393,700 | 0 | . | . | 393,700 | 393,700 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 393,700 | 0 | . | . | 393,700 | 393,700 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 367,200 | 0 | . | . | 367,200 | 367,200 | Year End Roll | 12/11/2014 |

SALES INFORMATION

| TAX DISTRICT | | PAT ACCT. | | | | | | | | | | | |
|-----------------|-----------|-----------|-----------|-------------|------------|----|-----|-------|-------|---------|-----------|------|------|
| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes | Grantor | Legal Ref | Type | Date |
| STILLA ROSE M/T | 49736-539 | | 7/5/2007 | | 369,900 | No | No | | | | | | |
| STILLA ROSE M | 31034-527 | | 1/7/2000 | Convenience | | 1 | No | No | | | | | |
| | 15859-250 | | 11/1/1984 | | 139,900 | No | No | Y | | | | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|--------|----------|--------|-----|------------|----------|------------|---------|
| 3/15/2013 | 352 | Redo Kit | 17,100 | | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|---------|
| 9/10/2018 | Info By Phon | PT | Paul T |
| 5/23/2018 | Measured | DGM | D Mann |
| 5/6/2000 | | 197 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA / / /

